

TOWN OF HILTON HEAD ISLAND
Public Planning Committee Meeting **APPROVED**
Thursday, March 5, 2015
3:00p.m. – Benjamin M. Racusin Council Chambers

Committee Members Present: Chairman Tom Lennox, Kim Likins, and John McCann

Committee Members Absent: None

Town Council Present: Mayor Pro Tem Bill Harkins and Lee Edwards, *alternate*

Town Staff Present: Anne Cyran, Senior Planner
Teri Lewis, LMO Official
Heather Colin, Development Review Administrator
Brian Hulbert, Staff Attorney
Charles Cousins, Director of Community Development
Jill Foster, Deputy Director of Community Development
Shawn Colin, Deputy Director of Community Development
Kathleen Carlin, Administrative Assistant

1. Call to Order

2. Freedom of Information Act Compliance

Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and Town of Hilton Head Island requirements.

Chairman Lennox stated that the newly formed Public Planning Committee is holding its first meeting today. The Public Planning Committee was formerly known as the Planning & Development Standards Committee and has similar responsibilities. The committee's responsibilities are to review Town planning, zoning, land use, and growth management under the new Land Management Ordinance and the Comprehensive Plan.

Chairman Lennox stated that the committee will review two separate applications for zoning amendments; however, since the applications are significantly interrelated, the committee would like to review them in tandem.

The staff will make their presentation on both applications first followed by the applicant's presentation on both applications. Following these presentations, the committee will invite public comments. Following public comments, the committee will discuss both of the applications; however, the committee will vote on each application separately. Following this introduction Chairman Lennox requested that Ms. Anne Cyran make her presentation on applications ZA-89-2015 and ZA-91-2015.

3. New Business

a. **ZA-89-2015:**

Chester C. Williams, on behalf of Gary L. Dee and Heritage Golf Port Royal, LLC, has applied to amend the Official Zoning Map by amending the Planned Development Mixed-Use (PD-1) Zoning District, specifically the Port Royal Plantation and Surrounds Master

Plan, to clarify and change the allowed uses and to increase the density on a 38.62 acre property. The property is identified as a portion of parcel 277 on Beaufort County Tax District R510, Map 9. The property is addressed as 10 Clubhouse Drive and is known as Port Royal Clubhouse.

Ms. Cyran stated that application ZA-89-2015 was reviewed by the Planning Commission on February 18, 2015. The Planning Commission voted 6-1 to recommend to Town Council that the zoning request be *approved* with the following conditions: (1) that the Port Royal Architectural Review Board has jurisdiction over the property; and (2) that there will be a 30-foot wide vegetative buffer around the tennis courts.

The designated use for the property on the Master Plan is a Golf Course. In addition to a golf course, there is a golf clubhouse, locker rooms, a golf pro shop, and administrative offices on the property. This application will add to the Master Plan the following designated uses for this property: Golf Clubhouse, Golf Pro Shop, Tennis Courts, Tennis Pro Shop, a Fitness and Wellness Center, Locker Rooms, and Administrative Offices. This change will bring the existing uses into compliance with the Master Plan, allow the redevelopment of the property for additional recreational uses and allow an expansion of the administrative office space. The property has no assigned density on the Master Plan; however, there is an existing 7,316 square foot administrative office building on the property. The application will increase the density from no density to 12,500 square feet of administrative office use.

The application will bring the property into compliance with the Land Management Ordinance and the Master Plan by adding the existing, non-conforming administrative office use to the Master Plan and by assigning density for the administrative office use to the Master Plan, which currently has no assigned density.

Beaufort County originally approved the development plans for the property, which was developed in 1983. The Port Royal Plantation and Surrounds Master Plan was approved by the Town in 1984, after the Town was incorporated. The Master Plan did not accurately reflect the existing administrative office use on the property and did not assign the density of the administrative office use to the property.

In 2005, Heritage Golf Port Royal, LLC acquired the property, which is part of an approximately 355 acre tract including the Port Royal Plantation Clubhouse, Barony Golf Course, Robbers Row Golf Course, Port Royal Racquet Club, and the Port Royal Plantation maintenance facility.

To provide capital for the redevelopment of the Property, the Applicant plans to sell the Port Royal Racquet Club portion of the Tract. On January 20, 2015, the Applicant submitted a Zoning Map Amendment application, ZA-91-2015, to rezone the Racquet Club from the Planned Development Mixed Use (PD-1) Zoning District to Resort Development (RD) Zoning District.

Ms. Cyran presented an in-depth overhead review of the application including a review of the Heritage Golf Port Royal Tract Map, the zoning map and the location map.

Ms. Cyran presented a general summary of the Findings of Fact and Conclusions of Law including comments related to Land Use Element and Recreation Element. Staff recommends that the Public Planning Committee forward this application to Town Council with a recommendation of *approval*, finding that the application is consistent with the Comprehensive Plan and serves to carry out the purposes of the Land Management Ordinance.

Ms. Cyran stated that application ZA-89-2015 was reviewed by the Planning Commission on February 18, 2015. The Planning Commission voted 6-1 to recommend to Town Council that the zoning request be *approved* with the following conditions: (1) that the Port Royal Architectural Review Board has jurisdiction over the property; and (2) that there will be a 30-foot wide vegetative buffer around the tennis courts.

At the completion of the staff's presentation, Chairman Lennox requested that the staff make their presentation on application ZA-91-2015.

- b. **ZA-91-2015**: Chester C. Williams, on behalf of Gary L. Dee and Heritage Golf Port Royal, LLC, has applied to amend the Official Zoning Map by changing the base zoning district of an 8.4 acre property from the Planned Development Mixed-Use (PD-1) Zoning District, specifically the Port Royal Plantation and Surrounds Master Plan, to the Resort Development (RD) Zoning District. The property is identified as a portion of parcel 277 on Beaufort County Tax District R510, Map 9. The property is addressed as 15 Wimbledon Court and is known as the Port Royal Racquet Club.

This application will change the permitted uses on the property from recreational to the uses listed in LMO 16-3-105.L.2, Resort Development District – Allowable Principal Uses. This application will increase the density on the property from no density to the Maximum Density allowed in LMO 16-3-105.L.3, Resort Development District – Development Form and Parameters.

This application was reviewed by the Planning Commission on February 18, 2015. The Planning Commission voted 5-2 to recommend to the Public Planning Committee that the zoning request be disapproved finding that the application is not consistent with the Comprehensive Plan and does not serve to carry out the purposes of the Land Management Ordinance.

The subject property is the site of the Port Royal Racquet Club, a tennis facility for the use of residents and guests of Port Royal Plantation, members of the Port Royal Club, and the general public. The Property contains 14 tennis courts, an approximately 2,700 square foot tennis facility, and related parking. The applicant proposes to rezone and sell the property to provide capital for the redevelopment of the Port Royal Club Clubhouse property.

The Master Plan use for the property is Recreation. This application would change the permitted uses on the property to all of the Allowable Principal Uses in the RD District, listed in Land Management Ordinance Section 16-3-105.L.2.

There is no density currently assigned to the property. These recreational facilities are considered amenities of Port Royal Plantation and, per the LMO, they are not required to have assigned density on the Master Plan. This application would change the permitted density on the Property to the Maximum Density allowed in the RD District, listed in LMO Section 16-3-105.L.3. The amount of impervious coverage allowed on properties in the PD-1 District is higher than the amount allowed in the RD District. This application would decrease the Maximum Impervious Coverage allowed on the Property from 65 percent to 50 percent.

The amount of open space required on properties in the PD-1 District is higher than the amount required in the RD District. This application would remove the requirement for 25 percent Minimum Open Space for all types of development on the Property. This application would add a requirement for 16 percent Minimum Open Space for Major Residential Subdivisions on the property

The Master Plan was initially approved by the Town in 1984. The Master Plan designated the property as Port Royal Racquet Club but did not assign density to the property. The property was developed in 1985 with the current design and facilities. The property is primarily accessed from Wimbledon Court. A second vehicular entrance to the property, controlled by a locked gate, is located on Folly Field Road.

In 2005, the applicant acquired the property, which is a portion of an approximately 355 acre tract. The tract includes the Port Royal Plantation Clubhouse, Barony Golf Course, Robbers Row Golf Course, Port Royal Racquet Club, and the Port Royal Plantation maintenance facility.

The applicant's narrative states that the purpose of the application is to rezone the property to support the successful sale, and subsequent redevelopment of the property. The narrative states that, given the limitations of the existing PD-1 District, the property can be redeveloped only for recreational use. The marketing, sale and redevelopment of the property as currently zoned are not economically viable, particularly in light of the lack of a definition of Recreation under the Master Plan. The proposed rezoning would increase the realistic possibilities for reasonable, economically viable redevelopment of the property.

If the proposed rezoning is approved, the applicant plans to develop new tennis facilities on the Clubhouse property to replace the Racquet Club facilities. The applicant plans to sell the Property to provide capital for the new tennis facilities and other redevelopment projects on the Clubhouse property.

Ms. Cyran presented an in-depth overhead review of application ZA-91-2015 including a review of the Heritage Golf Port Royal Tract Map, the zoning map and the location map.

The staff finds that this application meets the nine criteria required for rezoning. The staff recommends that the Public Planning Committee forward the application to Town Council with a recommendation of *approval*, finding that the application is consistent with the Comprehensive Plan and serves to carry out the purposes of the Land Management Ordinance.

Ms. Cyran presented a general summary of the Findings of Fact and Conclusions of Law. Following the staff's presentation, Chairman Lennox requested that the applicant make his presentation.

Chester C. Williams, Esq., made his presentation on behalf of his client, Heritage Golf Port Royal, LLC. Mr. Williams presented an overhead review of the Town's approved Master Plan for the property including comments regarding the Surrounds. Mr. Williams addressed issues of non-conformities as well as redevelopment goals. Mr. Williams presented statements regarding the fitness and wellness center as well as relocation of the tennis facilities from their current location to a more centralized location for the clubhouse's amenities.

Mr. Williams also presented comments regarding the application's relationship to the Community Facilities Element, Recreation Element and the Transportation Element. Mr. Williams stated that his client agrees with the staff's analysis of the criteria required for approval of the application. Mr. Williams introduced Mr. Gary Dee, a principal with Heritage Golf Port Royal, LLC. Mr. Dee presented statements in support of the application including comments regarding the availability of the wellness and fitness center to the island community as a lifestyle enhancement.

The committee discussed parking issues including the Traffic Impact and Access study associated with the application. Following the applicant's presentation, Chairman Lennox requested public comments and the following were received:

- 1) Mr. Bill McGrath, President of the Port Royal Village Community, presented statements in concern of safety issues and the need for additional traffic studies.
- 2) Mr. Chris Abbott, Regime Manager at Fiddler's Cove, presented statements in concern of several issues including the increased density, increased vehicular traffic, and negative impact on bird habitat.
- 3) Ms. Elaine Cornwallace presented statements in concern of increased traffic on Folly Field Road.
- 4) Mr. Bill O'Merra presented statements in concern of the increased density.
- 5) Mr. Jimmy Reese presented statements in concern of over redevelopment and the loss of community open space.
- 6) Mr. Rich Hodsham presented statements in concern of the increased density.
- 7) Mr. Don Blank presented statements in support of the application including the Town's leadership (i.e. the Design Review Board) in overseeing the aesthetics and redevelopment of this property.
- 8) Mr. Ed Weinlein presented statements in support of the application - the community

overwhelming supports this redevelopment project.

- 9) Mr. Bill Berger presented statements in support of the application as a benefit to the entire community.
- 10) Mr. Joe Dahmer, representative of the Ocean Palms Board and Homeowners Association, presented statements in concern of the increased density, traffic issues, and the possible negative impact on home values.
- 11) Mr. Lance Pyle, General Manager of Port Royal Plantation, presented statements in concern of traffic issues. Mr. Pyle also presented comments regarding the covenant restrictions created for this application.
- 12) Mr. Jim Fisher presented statements in concern of the Town's inadequate public notice requirements.
- 13) Ms. Cindy Wolfer presented comments in support of preserving island character.
- 14) Mr. Larry Meyer presented in concern of maintaining quality of life when considering redevelopment projects on the island. Public safety is a very real concern.
- 15) Mr. Howard Arden presented statements in concern of the revaluation of properties in this area.

This completed all public comments on both of the applications. Chairman Lennox stated his appreciation to the public for their input. Chairman Lennox requested that the staff and the applicant respond to the public comments.

Mr. Williams presented statements in response to the public concerns with traffic on Wimbledon Court and Folly Field. Mr. Williams also presented comments regarding the LMO requirements for a Traffic Impact Analysis. The applicant and the staff believe that Folly Field Road has the capacity to absorb the additional traffic associated with the application.

Chairman Lennox and Mr. Williams also presented comments in response to public concerns regarding public notice requirements for these applications.

Ms. Cyran presented follow up comments regarding the Traffic Impact Analysis and the two traffic studies that were conducted as part of the application. The Town's Traffic Engineer has stated that Folly Field Road is capable of absorbing the additional traffic.

Mr. Gary Dee presented final comments in support of the application.

Following final comments by the committee, Chairman Lennox requested that a motion be made for application ZA-89-2015.

Mr. John McCann made a **motion** that the Public Planning Committee **forward** application ZA-89-2015 to the full Town Council with a recommendation of **approval**. Mrs. Likins **seconded** the motion and the motion **passed** with a vote of 3-0-0.

Chairman Lennox then requested that a motion be made for application ZA-91-2015.

Mr. John McCann made a **motion** that the Public Planning Committee **forward** application ZA-91-2015 to the full Town Council with a recommendation of **approval**. Mrs. Likins **seconded** the motion and the motion **passed** with a vote of 3-0-0.

4. Committee Business

Chairman Lennox requested that a motion be made to approve the committee's 2015 Meeting Schedule. Mrs. Likins made a **motion** to **approve** the 2015 Meeting Schedule as presented by staff. Mr. McCann **seconded** the motion and the motion **passed** with a vote of 3-0-0.

5. Adjournment

The meeting was adjourned at 5:15p.m.

Submitted By:

Approved By:

April 2, 2015

Kathleen Carlin
Administrative Assistant

Tom Lennox
Chairman